

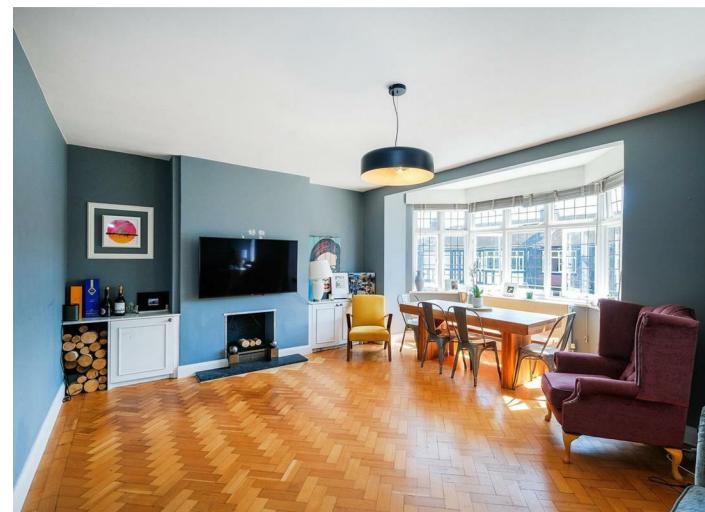
Three Bedrooms | Ground Floor | Expansive lounge/dining room | Modern fitted kitchen |
Immaculately presented throughout | Additional loft storage space | No chain | Contemporary four
piece bathroom suite | Top floor apartment | Garage en bloc

Lease Term: 971 years | Service Charge: £1,450 per annum | Ground Rent: N/A

CHURCHILL
estates



Eagle Court, Wanstead, E11 1PD
£565,000 Leasehold - Share of Freehold



To view call **020 8989 0011**
Email wanstead@churchill-estates.co.uk



** No chain **

Positioned on a quiet and tucked away cul-de-sac, is this bright and spacious three bedroom apartment located on the top floor of this sought after period development situated just off Hermon Hill.

This immaculately maintained home boasts well proportioned accommodation featuring a bright and expansive lounge / dining room with feature bay window and fireplace, modern fitted kitchen with integrated appliances, three generous bedrooms which includes a sizeable main bedroom, contemporary fully tiled four piece bathroom suite with ambient floor lighting, built in storage cupboard in the hallway and the added benefit of additional loft storage space.

Ideally located within close proximity of both Wanstead High Street, Snairesbrook Central line station (0.4 miles) and within catchment of the highly regarded Snairesbrook primary school. Further benefiting from owning a Share of Freehold with a long lease in excess of 900 years, garage en bloc, beautiful parquet flooring, communal parking, well tended gardens and entry phone security.

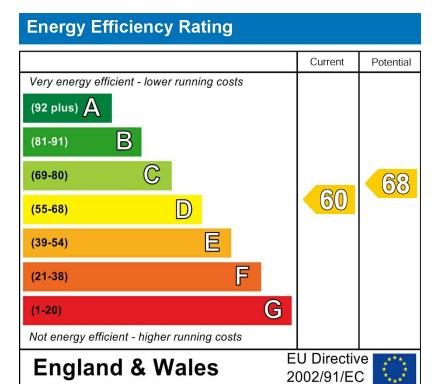
For further information or to arrange a viewing, please contact the office at your earliest convenience to avoid disappointment.

Council Tax band D

Tenure: Share of Freehold
Lease Term Remaining: 971 years
Service Charge: £1,450 per annum
Ground Rent: N/A



TOTAL FLOOR AREA: 1012sq.ft. (94.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misdescription. These are for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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